



**Totally refurbished, 2 bed, 2nd floor
retirement apartment.**

**12 Westbury Court 50
Coten End
Warwick
CV34 4NP**


MARGETTS
ESTABLISHED 1806

Guide Price £170,000

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A totally refurbished, light and airy, two bedroom retirement apartment, beautifully presented with brand-new kitchen and shower room and enjoying lift access. This charming property has engaging views over Saint Nicholas Park and the garden and is offered with no upward chain. Viewing very warmly recommended.

Communal front door with telephone intercom system to the apartment opens to the communal reception hall which gives access to the staircase or lift rising to the second floor landing.

Private entrance to the apartment with Dimplex electric night storage heater, telephone intercom handset, access to the roof space, and door opening to the airing cupboard housing the insulated hot water cylinder and two glazed opening doors through to the

LOUNGE/DINING ROOM

18'2" x 13'5" max reducing to 8'0"

This delighted room is noticeably light and airy and enjoys delightful views from the almost full height double glazed windows on either end of the room. Coved ceiling, telephone connection point, electric night storage heater (not tested) and ornamental fire setting.

BEAUTIFULLY RE-FITTED LUXURY KITCHEN

11'7" x 6'10"

with attractive work surfacing extending around the room and incorporating the electric hob and single drainer stainless steel sink with mixer tap. Comprehensive range of base units leaving space for washing machine and space for further appliance. Integrated CAD electric oven, cooker hood and open shelving and further eye-level wall cupboards with tall larder cupboard to the side, downlighters and tall double glazed, picture windows affording attractive views.

MASTER BEDROOM

13'8" max inc. wardrobes x 9'6" max

with two large full height double glazed windows affording attractive views, electric night storage heater, and the measurements include fitted wardrobes.

BEDROOM TWO

10'8" max reducing to 7'6" x 5'7"

with fitted shelving, electric panel heater and full height, double glazed picture window.

REFITTED SHOWER ROOM

has a fully tiled, fitted corner shower cubicle with adjustable shower and extractor fan, wash hand basin, low level WC with concealed cisterns, large tiled areas, wall mounted Dimplex electric heater and down lighters.

OUTSIDE

TO THE FRONT OF WESTBURY COURT

there is a communal car parking area.

TO THE REAR OF WESTBURY COURT

there are the most delightful gardens mainly laid to lawn with patio areas and established shrubs and trees.

LEASEHOLD INFORMATION

We understand the property is leasehold with a 125 year Lease starting on the 1st of January, 1989. We believe the ground rent to currently be £284.60 per year and the service charge currently is running at £2,386 per annum.

GENERAL INFORMATION

All mains services are connected, except gas.





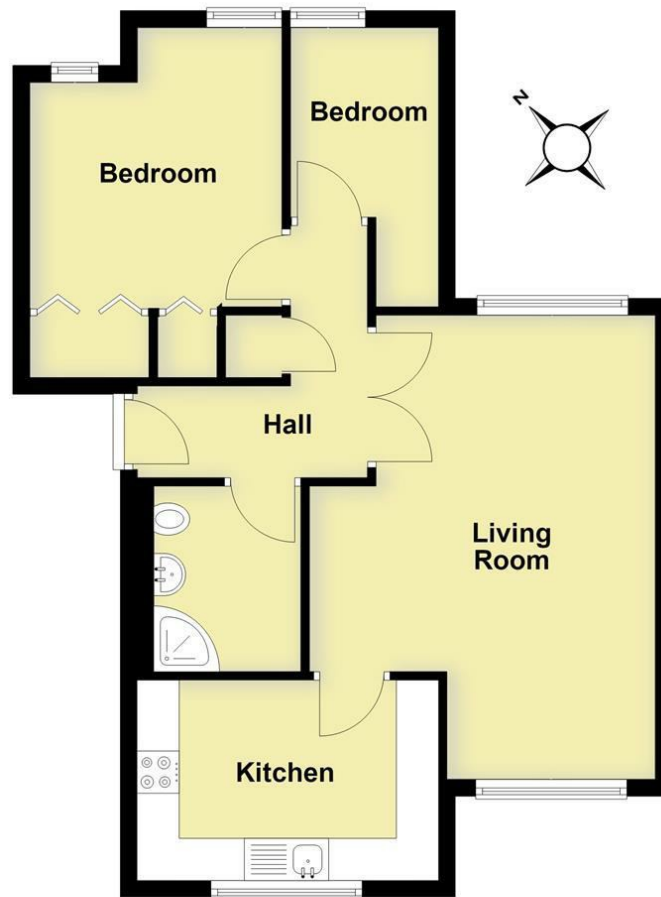


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Second Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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